

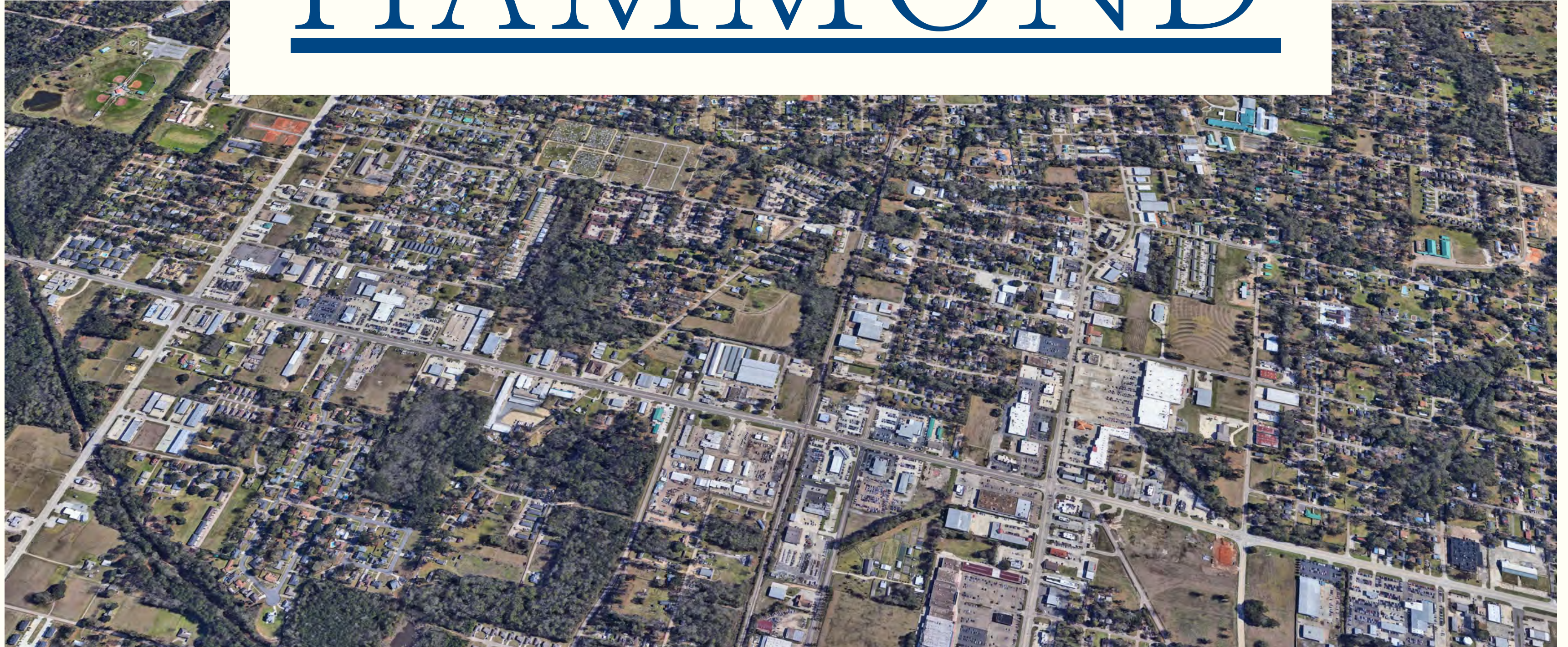
# GULF STATES



## REAL ESTATE SERVICES

### TURNING IDEAS INTO REALITY

# HAMMOND



TANGIPAHOA PARISH | LOUISIANA



PROPERTY DESCRIPTION

# The DeMarco Tract

PARCEL ID: 975303

SITUATED IN

Sections 7 & 8

Township-6-South, Range-8-East

CROSS-STREETS

Morris Road (Hwy 443) & Vineyard Road

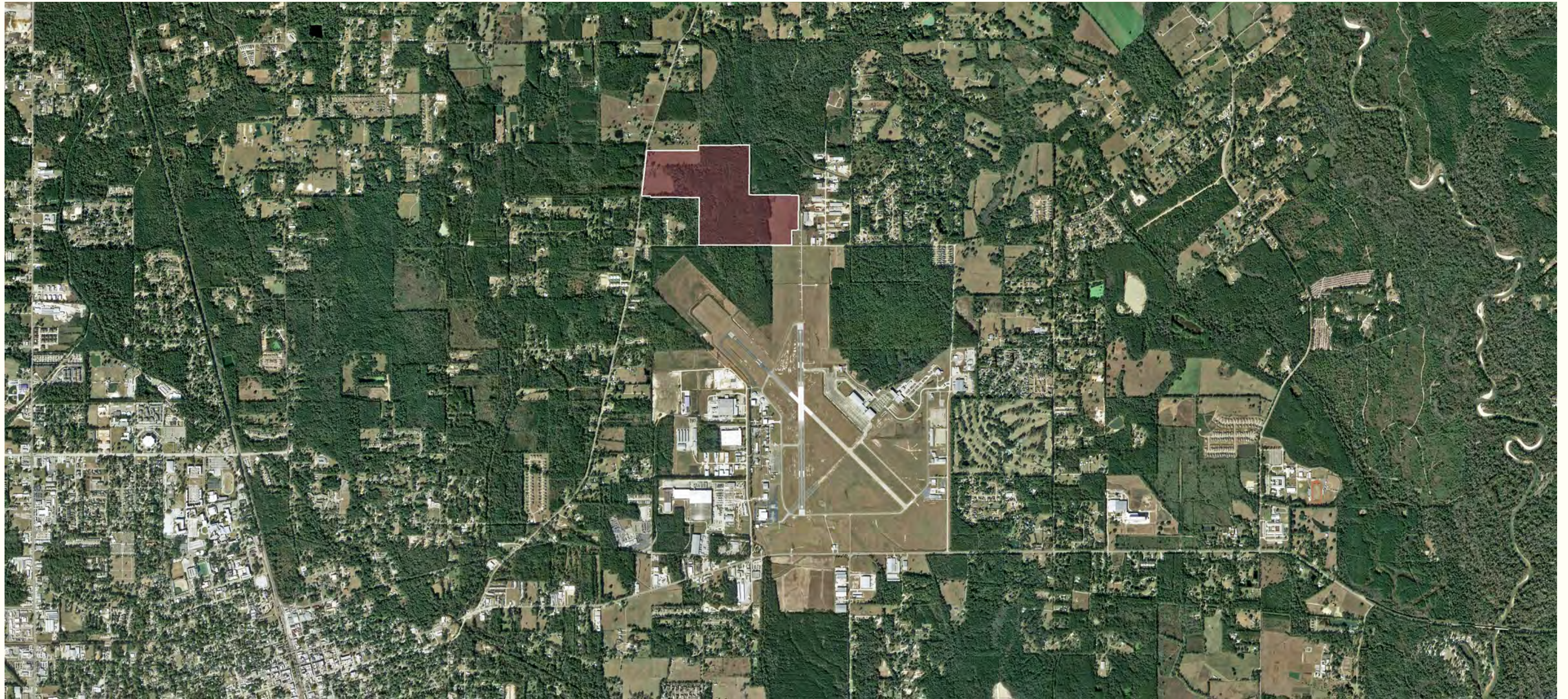
GEOGRAPHIC DATA:

CENTROID COORDINATES

30.537623, -90.425439

# AERIAL OF SITE LOCATION

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# GEOGRAPHICAL INFORMATION

## LADOTD NHS MAP

| URBANIZED AREA              |                        |
|-----------------------------|------------------------|
| Planning Area Type          | Urbanized              |
| Area Planning Area Name     | Hammond                |
| Planning Area               | FIPS36514              |
| Parish Name List            | Livingston, Tangipahoa |
| Parish Number List          | 32, 53                 |
| Parish FIPS List            | 063, 105               |
| LaDOTD District Name List   | DISTRICT 62            |
| LaDOTD District Number List | 62                     |

| METROPOLITAN PLANNING AREA  |   |
|-----------------------------|---|
| Planning Area Name          | Hammond   |
| Planning Area Type          | MPA   |
| Planning Area FIPS          | 36514   |
| Parish Name List            | Livingston, St. Helena, St. Tammany, Tangipahoa |
| Parish Number List          | 32, 46, 52, 53                                  |
| Parish FIPS List            | 063, 091, 103, 105                              |
| LaDOTD District Name List   | DISTRICT 62                                     |
| LaDOTD District Number List | 62  |

| PARISH                              |                     |
|-------------------------------------|---------------------|
| Parish Name                         | Tangipahoa          |
| Parish Number                       | 53                  |
| Dept. of Motor Vehicles Parish Code | TNG                 |
| Designated Cultural Area            | Florida             |
| Tourism Region Code                 | 5                   |
| Tourism Region Name                 | Greater New Orleans |
| Parish Seat Name                    | Amite               |
| LaDOTD District Number              | 62                  |



# Utilities

## ATMOS ENERGY

Country's Largest Natural Gas-Only Distributor  
Gas Availability Developer Request Form

## ENERGY

Electrical & Natural Gas Distributor  
Business Solutions

CITY UTILITIES

# Water & Sewer

The Water & Sewer Department serves the City of Hammond residents, businesses, and visitors by delivering high-quality drinking water and wastewater disposal services. They also provide future economic growth through progressive planning, safeguarding public health and the environment while supporting continued operational improvements and cost-effectiveness.

CONTACTS:  
Broken Main  
(985) 277-5951

Broken Main/Emergencies  
(985) 277-5705

Billing Questions  
(985) 277-5620

Superintendent  
Guy Palermo  
(985) 277-5962  
palermo\_gl@hammond.org

Office Manager  
Kathy Jones  
(985) 277-5951  
jones\_kk@hammond.org

LOCATION:  
Maintenance Facility  
18104 US Highway 190 East  
Hammond, LA 70401 - 3400

Billing Office  
310 E. Charles St.  
Hammond, LA 70401 - 3400

MAILING ADDRESS:  
P.O. Box 2788  
Hammond, LA 70404 - 2788



PARISH UTILITIES

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# Tangipahoa Water District

*Committed to Providing Clean, Safe Water for All Residents!*



SERVICE  
APPLICATION



WATER RATE  
STRUCTURE

46463 N MORRISON BLVD, HAMMOND, LA 70401 | 985-345-6457 | [WWW.TANGIWATER.COM](http://WWW.TANGIWATER.COM)

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Gulf States Real Estate Services

985.792.4385 | [www.gsres.com](http://www.gsres.com)



# SEWERAGE DISTRICT NO. 1

*ENCOMPASSES ALL NON-INCORPORATED AREAS*



- Governed by a board of commissioners
- It consists of five members
- Members appointed by the parish council
- Paid according to the number of meetings attended



SPECS & STANDARDS

# CONSOLIDATED GRAVITY DRAINAGE DISTRICT NO. 1

*CREATED TO MAINTAIN & OPEN ALL-NATURAL DRAINS  
WHERE DRAINAGE USES THE FORCE OF GRAVITY*

- Governed by a board of commissioners
- It consists of nine members from the parish council
- Members represent any portion of Wards 6, 7, or 8
- Maintains approximately 350 miles of drainage canals



## DEVELOPMENT DRAINAGE REQUIREMENTS



HAMMOND

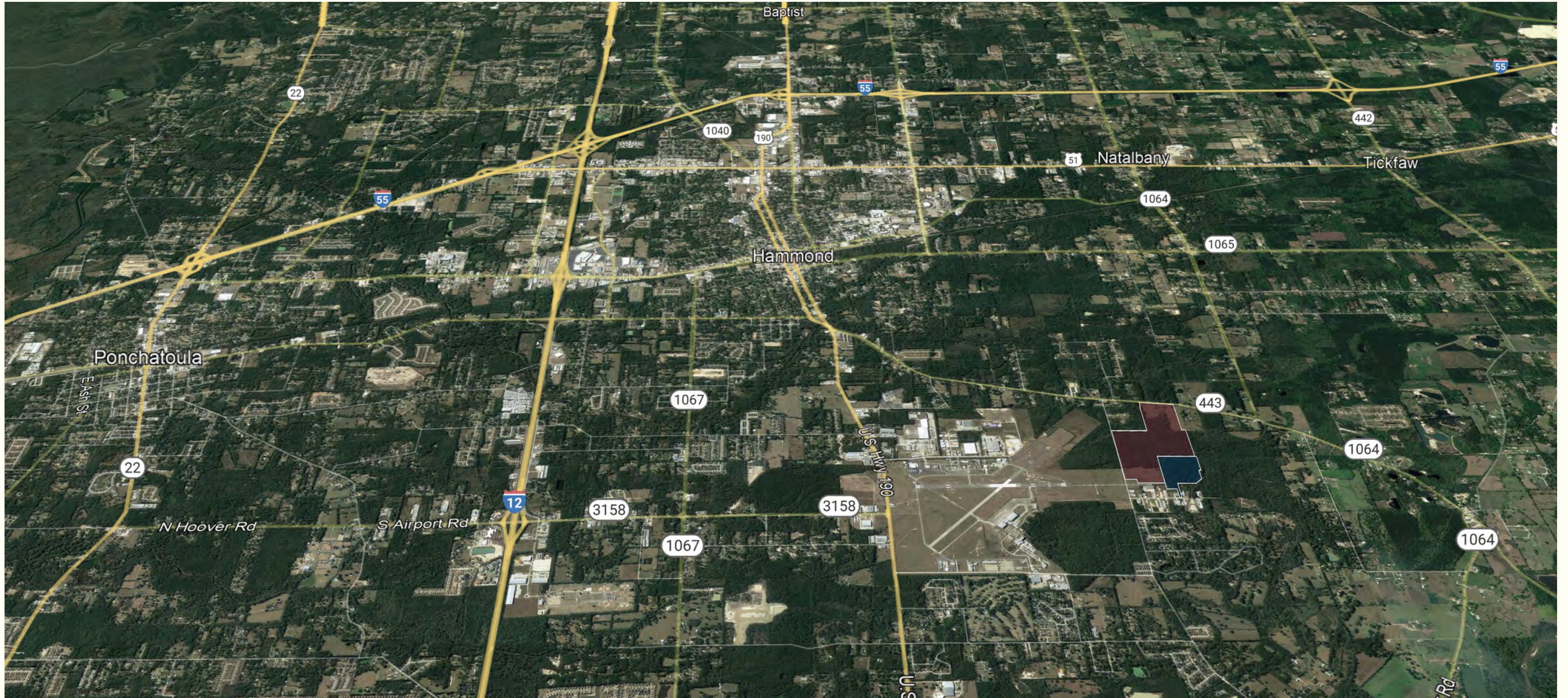
TANGIPAHOA

# CROSSROADS OF THE SOUTH



# ROAD MAP

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# REGIONAL MAP

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# MARKETS ACCESS

|   |   |
|---|---|
| <b>Interstates</b>  | 10, 12, 55, 59  |
| <b>U.S. Highways</b>  | 51, 190   |
| <b>Railways</b>   | Canadian National<br>Illinois Central   |
| <b>Motor Freight</b>  | 15 major freight lines<br>Terminal facilities are available   |
| <b>Airports</b>   | Hammond Municipal (local)<br>New Orleans International Airport (40 miles)<br>Baton Rouge Metro Airport (50 miles)   |
| <b>Navigable Waterways/Ports</b>                                      | South Tangipahoa Parish Port - 9ft (local)<br>Port of New Orleans - 45ft (57 miles)<br>Port of Greater Baton Rouge - 45ft (50 miles)  |
| <b>Distance to Major Cities<br/>(in miles, from center of parish)</b> | Atlanta, GA - 500<br>Birmingham, AL - 391<br>Chicago, IL - 840<br>Dallas, TX - 479<br>Denver, CO - 1,150<br>Houston, TX - 333<br>Kansas City, MO - 740<br>Memphis, TN - 335<br>Minneapolis, MN - 1,180<br>Nashville, TN - 550<br>New Orleans, LA - 57 |

| Driving Distances (miles) |     |
|---------------------------|-----|
| Baton Rouge               | 45  |
| Lafayette                 | 100 |
| Lake Charles              | 171 |
| Monroe                    | 272 |
| New Orleans               | 58  |
| Shreveport                | 308 |



©2022 Tangipahoa Parish Convention & Visitors Bureau

# Area Infrastructure



HAMMOND | TANGIPAHOA PARISH | LOUISIANA

# MULTIMODAL TRANSPORTATION

*Hammond is at the center of a region known as the "crossroads of the south." The area is well-connected to other parts of the nation and world through a highly developed transportation system. Hammond's access to transcontinental railroads, expansive trucking capabilities, significant highways, a fully functional airport, and proximity to Port Manchac makes it a strategic location for both businesses and families alike.*

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HAMMOND | TANGIPAHOA PARISH | LOUISIANA

## HIGHWAYS



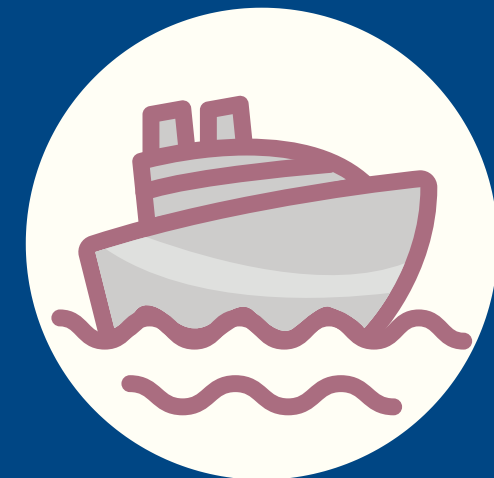
## RAILWAY



## AIRPORT



## PORT







## INTERSTATES 12 & 55

ALLOWS  
ACCESS TO  
THE GULF  
COAST,  
EASTERN  
SEABOARD,  
AND  
MISSISSIPPI  
VALLEY

## CONNECTS THE SOUTH TO NORTHERN CITIES & SERVICES

### INTERSTATE 55

- A major cross-country route
- Connects the Gulf of Mexico to the Great Lakes
- Travels from LaPlace, Louisiana, at I-10 to Chicago, Illinois, at U.S. Route 41
- Connects these major cities from south to north: New Orleans, Louisiana; Jackson, Mississippi; Memphis, Tennessee; St. Louis, Missouri; and Chicago, Illinois
- Crosses the Mississippi River twice: once at Memphis & again at St. Louis

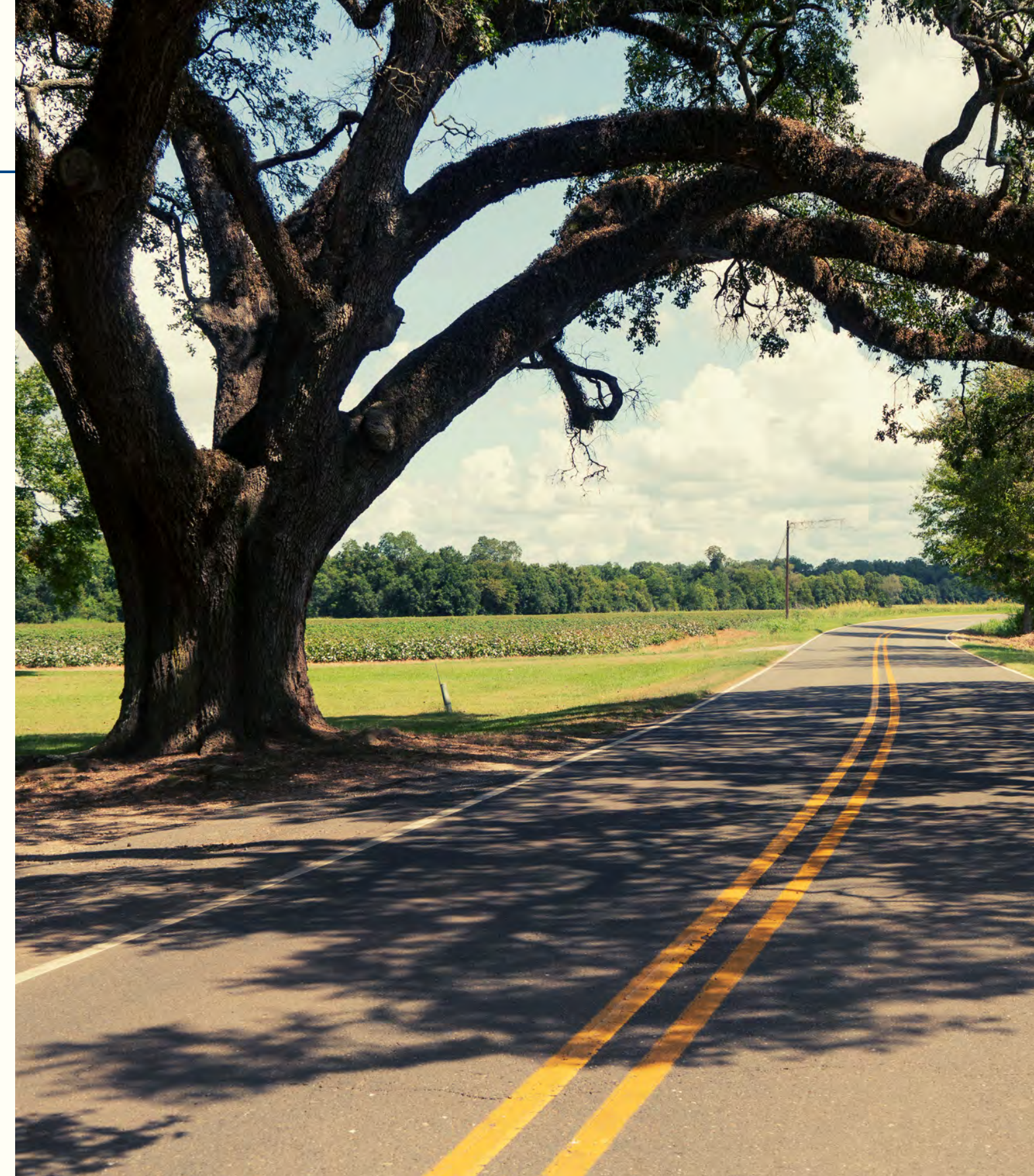
### INTERSTATE 12

- A 90-mile stretch
- A transcontinental highway connecting the East & West Coasts
- Bypasses New Orleans traffic
- Serves as a direct alternative route for travel to I-10
- Reduces the distance between Baton Rouge & Slidell by about 22 miles
- Intersects I-55 & US Route 51
- Parallels the older US 190 corridor
- Traverses the North Shore of Lake Pontchartrain in the southeastern portion of the state

## HIGHWAYS

# MAJOR ROADWAYS

|           |            |           |
|-----------|------------|-----------|
| I-12      | Interstate | 4.2 Miles |
| I-55      | Interstate | 5.2 Miles |
| LA - 443  | Highway    | 0 Miles   |
| LA - 1064 | Highway    | 0.6 Miles |
| US - 190  | Highway    | 2 Miles   |
| US - 51   | Highway    | 4.5 Miles |





# Canadian National Railroad

- Bisects Hammond
- Freight & Amtrak-passenger
- Services the continental U.S.
- Easily accessible resource for businesses
- Connects Hammond Industrial Park to the mainline railroad



# Local Airports

## INFRASTRUCTURE



|   |  |          |
|---|--|----------|
| <u>Hammond Northshore Regional Airport (HDC).</u>               | <ul style="list-style-type: none"><li>• <i>Charter</i></li></ul>   | 2 Miles  |
| <u>Louis Armstrong New Orleans International Airport (MSY).</u> | <ul style="list-style-type: none"><li>• <i>Commercial</i></li><li>• <i>International</i></li><li>• <i>Freight</i></li><li>• <i>Charter</i></li></ul> | 39 Miles |
| <u>Baton Rouge Metropolitan (BTR).</u>                          | <ul style="list-style-type: none"><li>• <i>Commercial</i></li><li>• <i>Freight</i></li><li>• <i>Charter</i></li></ul>                                | 43 Miles |

LARGEST GENERAL AVIATION AIRPORT ON THE NORTHERN SHORE OF LAKE PONTCHARTRAIN

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# Hammond Northshore Regional Airport

- Ideally located off of Interstates 55 & 12
- 55 miles north of New Orleans
- 45 miles east of Baton Rouge
- 90 miles west of the Mississippi Gulf Coast
- Dual lighted runways measuring 6500×100 & 5001×150
- Fully equipped to handle large aircraft
- Over 900 acres
- Open to general, corporate, and military aircraft



INFRASTRUCTURE

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# Navigable Waterways



**NATALBANY RIVER**

Shallow | 12 Miles



**LAKE MAUREPAS**

Shallow | 14 Miles

# WATER PORTS



## MANCHAC

Shallow | 15 Miles



## SOUTH LOUISIANA

Deep | 36 Miles



## NEW ORLEANS

Deep | 40 Miles



## GREATER BATON ROUGE

Deep | 47 Miles

INTERMODAL

# Port Manchac

*A PIVOTAL  
TRANSPORTATION HUB*

- Cradled by both the CN mainline & I-55 | Direct links to Interstates 10, 12 & 59
- It provides a convenient location outside the congested Port of New Orleans & Port of Baton Rouge cargo markets.
- Prominent inland location to store & trans-load bulk, break-bulk, neo-bulk, & containerized cargoes by barge, rail, or truck



**TRUCK**



**RAIL**



**PORT**



A large industrial ship, possibly a tugboat or supply vessel, is silhouetted against a sunset sky. The ship is positioned in the middle ground, with its complex structure of masts, cranes, and superstructures visible. The water in the foreground shows gentle ripples and a small wake. The overall color palette is dominated by the warm tones of the sunset, transitioning from deep reds and oranges near the horizon to a pale blue at the top.

# A LOGISTICAL DREAM

## *Gateway to the Country*

# The DeMarco Tract

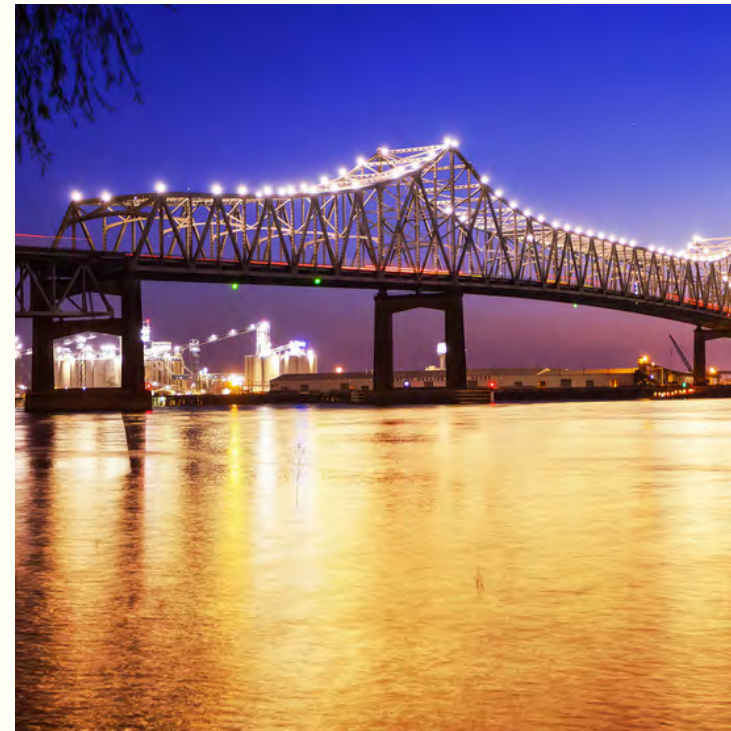
*located in Hammond, Louisiana*



Family Lifestyle



Education Hub



Infrastructure



Business Culture

# GULF STATES



## REAL ESTATE SERVICES

### TURNING IDEAS INTO REALITY